

IN RE: PETITION FOR VARIANCE  
N/S Flintlock Court, 660' W of  
Schroeder Avenue  
(18 Flintlock Court)  
11th Election District  
5th Councilmanic District

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-360-A

Perry Hall Baptist Church, Inc.  
Petitioners \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 18 Flintlock Court, located in the vicinity of Schroeder Avenue in Perry Hall. The Petition was filed by the then owners of the property, Perry Hall Baptist Church, Inc., by Robert P. Meistering, and the Contract Purchaser, Mary Roxanne Grelli. It is to be noted that Ms. Grelli and her new husband, Kenneth Garove, recently settled on the subject property and were the legal owners of same as of the date of the public hearing. The Petitioners seek relief from Sections 1B01.2.C.1.b and 504.2 of the Baltimore County Zoning Regulations to approve a house orientation toward Flintlock Court, a rear yard setback of 22 feet in lieu of the required 30 feet and to amend the Final Development Plan of Gunview II, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Kenneth and Roxanne Garove, owners of the property. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property consists of 0.32 acres, more or less, zoned D.R. 2 and is presently unimproved. The property is a panhandle lot upon which the Petitioners propose to construct a one-story ranch-style dwelling. The Petitioners chose a

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Date 4/12/97  
By [Signature]

RECEIVED

ranch-style dwelling with all amenities on one floor due to the fact that they have a handicapped child who utilizes a wheelchair. The house will also have wider doorways and ramps to accommodate the child's wheelchair. Presently, the building envelope of the subject lot restricts the proposed dwelling to being oriented with its side facing the cul-de-sac. The Petitioners would like to orient the front of the dwelling to face Flintlock Court, from which their driveway takes access. The orientation of the dwelling in this fashion will be consistent with other homes in this development and make for a better appearance of the house and entranceway overall. However, in order to proceed as proposed, the requested variance relief is necessary. Further testimony revealed that the Petitioners have discussed their plans with their neighbors on Flintlock Court and that these neighbors have offered their full support of their request.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

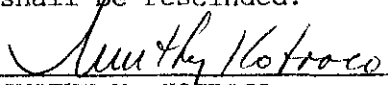
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of April, 1997 that the Petition for Variance seeking relief from Sections 1B01.2.C.1.b and 504.2 of the Baltimore County Zoning Regulations to approve a house orientation toward Flintlock Court, a rear yard setback of 22 feet in lieu of the required 30 feet and to amend the Final Development Plan of Gunview II, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 4/17/97  
By [Signature]





Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 14, 1997

Mr. & Mrs. Kenneth Garove  
3715 Oakfalls Way  
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE  
N/S Flintlock Court, 660' W of Schroeder Avenue  
(18 Flintlock Court)  
11th Election District - 5th Councilmanic District  
Perry Hall Baptist Church, Inc. and Mary Roxane Grelli - Petitioners  
Case No. 97-360-A

Dear Mr. & Mrs. Garove:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ Case File



FILED



# Petition for Variance

TO AMEND THE FINAL DEVELOPMENT PLAN OF GUNVIEW II.  
to the Zoning Commissioner of Baltimore County

for the property located at 18 Flintlock Court  
which is presently zoned D.R. 2  
97-360-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2, C, 1.6 & 504.2, BC2R;

TO APPROVE A HOUSE ORIENTATION, TOWARD FLINTLOCK COURT,  
~~AND~~ A REARYARD SETBACK OF 22' IN LIEU OF THE REQUIRED 30 AND  
TO AMEND THE FDP OF GUNVIEW II.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

My husband and I are building a one-story <sup>handicapped</sup> accessible house for my special needs child who has Cerebral palsy and is confined to a wheelchair. This makes the house wider than a standard two-story house. For that reason we would like the County to consider our special situation. (see attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Mary Roxanne Grelli  
(Type or Print Name)

Mary Roxanne Grelli  
Signature

3715 Oakfalls Way  
Address

Balto., Md 21236  
City State Zipcode

Attorney for Petitioner:

Mr. Robert Carney  
(Type or Print Name)

Robert Carney  
Signature Suite 201

4111 E. Joppa Rd  
Address Phone No.

Balto., Md 21236  
City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Perry Hall Baptist Church, Inc.  
(Type or Print Name)

[Signature]  
Signature

Robert P. Meistering  
(Type or Print Name)

[Signature]  
Signature

3919 Schroeder Ave 256-8880  
Address Phone No

B Perry Hall, Md 21128  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Mary Roxanne Grelli  
Name

3715 Oakfalls Way 410-529-4139  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_  
REVIEWED BY: [Signature] DATE 2-25-97

360

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Date

By

Printed with Soybean Ink on Recycled Paper

MICROFILMED



Also, this variance would allow our house  
to be angled so that it faces the street  
as does all others in the development.

97-360-A

ORDER RECEIVED FOR FILMS  
Date 4/12/97  
By [Signature]

MICROFILMED

## **Zoning Description**

### **Zoning Description for 18 Flintlock Court**

Beginning at a point on the **North** side of **Flintlock Court** which is **65 feet** (number of feet of right-of-way width) wide at the distance of **660 feet west** of the centerline of the nearest improved intersecting street, **Schroeder Avenue** which is **65 feet** wide (number of feet of right-of-way width. Being **lot 9**, Block , Section in the subdivision of Gunview 2 as recorded in Baltimore County Platbook #**6501**, Folio #**786**, containing **14,083** square feet. Also known as **18 Flintlock Court** and located in the **11<sup>th</sup>** Election District, **5<sup>th</sup>** Councilmanic District.

97-36 D-A

## CERTIFICATE OF PUBLICATION

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property

identified herein as follows:

Case: #97-360-A  
18 Flintlock Court  
N/S Flintlock Court, 660' + W  
from Schroeder Avenue  
11th Election District  
5th Councilmanic  
Legal Owner(s):

Perry Hall Baptist Church,  
Inc. and Robert P. Meisterling  
Contract Purchaser:

Mary Roxanne Grell

Variance: to approve a  
house orientation toward Flint-  
lock Court; a rear yard setback  
of 22 feet in lieu of the re-  
quired 30 feet; and to amend  
the FDP of Gunview II.

Hearing: Thursday, April 3,  
1997 at 11:00 a.m. in Rm.  
116, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Call 887-3353.

(2) For information concern-  
ing the File and/or Hearing,  
Please Call 887-3391.

3/165 March 13 C126338

TOWSON, MD., 3/13, 1997

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 3/13, 1997.

THE JEFFERSONIAN,

*A. Hemickson*

LEGAL AD. - TOWSON



BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE 8-3-97 ACCOUNT Pool-6150 AMOUNT \$ 50.00 RECEIVED FROM MARY Gelli 18 FLINLOCK CT.

FOR: FD/PAVE RD. (640) 5106E 607

01A00H0080MICHRC  
 BA C004:2SPM03-05-97 \$50.00

VALIDATION OR SIGNATURE OF CASHIER LCM

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

No. 360 028539

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE 7-25-97 ACCOUNT Pool-6150 AMOUNT \$ 50.00 RECEIVED FROM MARY Gelli 18 FLINLOCK CT.

FOR: UAE. (010)

02A93K04R3MICHRC  
 BA C012:011R02-25-97 \$50.00

VALIDATION OR SIGNATURE OF CASHIER LCM

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

No. 360 032645

**CERTIFICATE OF POSTING**

**RE: Case No.: 97-360-A**

**Petitioner/Developer:**  
**(Mary Roxanne Grell)**  
**Date of Hearing/Closing:**  
**(April 3, 1997)**

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204**

**Attention: Ms. Gwendolyn Stephens**

**Ladies and Gentlemen:**

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_**

**\_\_\_\_\_ 18 Flintlock Court Perry Hall, Maryland 21236 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ March 14, 1997 \_\_\_\_\_  
(Month, Day, Year)**

**Sincerely,**

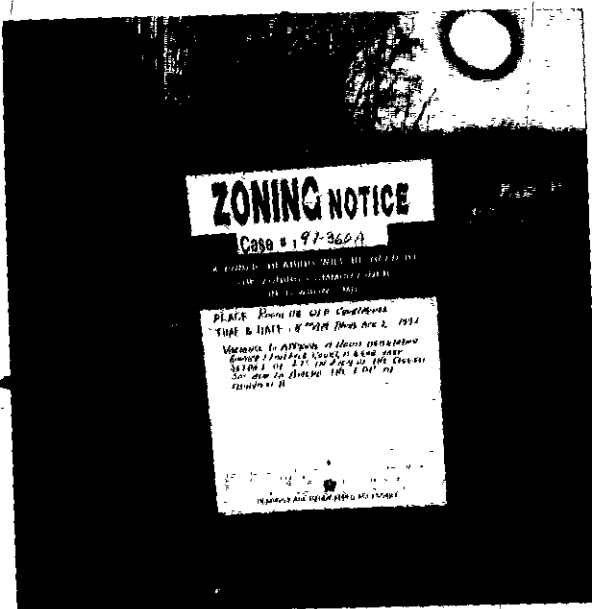
  
**(Signature of Sign Poster & Date)**

**\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_  
(Printed Name)**

**\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_  
(Address)**

**\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_**

**\_\_\_\_\_ (410)-687-8485 \_\_\_\_\_  
(Telephone Number)**



**97-360-A**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 360

Petitioner: Mary Roxanne Grelli

Location: 18 Flintlock Court, Perry Hall, Md 21128

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mary Roxanne Grelli

ADDRESS: 3715 Oakfalls Way  
Ba 1to, Md 21236

PHONE NUMBER: 410-529-4139

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-360-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: To approve a house orientation  
toward Flintlock Ct, a rear yard setback  
of 22' in lieu of the required 30' and  
to amend the Final Development Plan  
of Glenview II.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY  
March 13, 1997 Issue - Jeffersonian

Please forward billing to:

Mary Roxane Grelli  
3715 Oakfalls Way  
Baltimore, Maryland 21236  
529-4139

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-360-A  
18 Flintlock Court  
N/S Flintlock Court, 660'+ W from Schroeder Avenue  
11th Election District - 5th Councilmanic  
Legal Owner(s): Perry Hall Baptist Church, Inc. and Robert P. Meistering  
Contract Purchaser: Mary Roxanne Grelli

Variance to approve a house orientation toward Flintlock Court; a rear yard setback of 22 feet in lieu of the required 30 feet; and to amend the FDP of Gunview II.

HEARING: THURSDAY, APRIL 3, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-360-A

18 Flintlock Court

N/S Flintlock Court, 660'+ W from Schroeder Avenue

11th Election District - 5th Councilmanic

Legal Owner(s): Perry Hall Baptist Church, Inc. and Robert P. Meistering

Contract Purchaser: Mary Roxanne Grelli

Variance to approve a house orientation toward Flintlock Court; a rear yard setback of 22 feet in lieu of the required 30 feet; and to amend the FDP of Gunview II.

HEARING: THURSDAY, APRIL 3, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Perry Hall Baptis Church, Inc.  
Mary Roxanne Grelli

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 19, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 27, 1997

Robert Carney, Esquire  
4111 E. Joppa Road, Suite 201  
Baltimore, MD 21236

RE: Item No.: 360  
Case No.: 97-360-A  
Petitioner: Robert P. Meistering

Dear Mr. Carney:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 25, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3.11.97  
Item No. 360 JCM

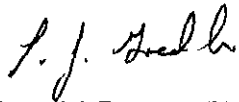
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 10, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 339, 357, 360, 361, 364, 365, 366, and 367

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

PK/JL

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:   March 17, 1997

FROM:     Robert W. Bowling, Chief  
           Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
           for March 17, 1997  
           Item No. 360

The Development Plans Review Division has reviewed the subject zoning item. An existing 20-foot drainage, utility, and Baltimore County Access Easement runs along the south property line of this property. The variance, as requested, won't conflict with the existing County easement. See the attached copy.

RWB:HJO:jrb

Attachment

cc:   File

ZONE317.360

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

March 12, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
Location: DISTRIBUTION MEETING of March 10, 1997.

Item No.: SEE BELOW                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

355, 356, 357, 358, 359, 360, 361, 362, 364, 365, 366, & 367



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 14, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 353                      367  
             356  
             358  
             359  
             360  
             361  
             362  
             363  
             364  
             365

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Development Control Planners

September 7, 1993  
Revised September 9, 1993

FROM: Carl

SUBJECT: Special Hearing Fee for Single Lot Amendments to  
Final Development Plans in Combination with Variances

It has come to my attention that all required fees are not being charged for amendments to final development plans when there is a variance request. Apparently only the variance fee is being collected.

In the past we required two forms (variance and special hearing), 2 files (amendment and variance), two signs, and two fees. For expediency we began accepting one form (variance) with the wording "and to amend the FDP of ..."; everything was in one file (the variance) and a copy of the plan and order should be included in the FDP file. The signs were combined into one sign (variance) with amendment wording.

Even though the processes are combined reducing the paperwork and the amendment is superseded by the variance, the fees are separate as in other variance and special hearing cases. The special hearing fee, which is \$10.00 less than the amendment fee, will be charged in addition to the variance fee. The amendment request can be added to the variance petition by including "and amendment to the FDP" next to "variance" on the top of the petition form and the additional amendment wording will be included on the form and placed on the variance sign (eliminating the need for an additional sign). However, the petitioner must pay the minimum special hearing fee of \$50.00 in addition to the variance fee of \$50.00 and posting for a combination request. As listed in the fee schedule, an amendment ONLY request will require a \$60.00 fee and posting.

WCR:scj

JCM

I need another \$50 before  
this can go on the  
agenda. I need it "yesterday"  
Questions - see me or  
Carl

Sophia  
3/4/97

**#360 --- JCM   PETITION PROBLEMS**

1. Need printed name and title of person signing for legal owner.
2. Need signature of attorney.
4. Need additional fee for SPH (fixed on 3/5/97).
3. Sign form is incomplete.

**#363 --- MJK**

1. Sign form is incomplete.

**#364 --- JRF**

1. Need authorization for J. Stevenson Peck to sign for legal owner.
2. No attorney listed on the folder.
3. Sign form is incomplete.

**#365 --- CAM**

1. Petition says zoning is "R.C.-5/R.C.-2", folder says zoning is "R.C.-5", which is correct??
2. Sign form is incomplete.

ORIGINAL FILMED

3/5/97

March 16, 1997

Dear Neighbor,

My husband and I have recently purchased the property which will be known as 18 Flintlock Court or lot 9. Presently the building envelope restricts the house that we are building to being oriented with its side facing the cul-de-sac. We would like to request a variance to this orientation so that the front of our house faces the street.

I have attached two plot plans that show how the house must be oriented, as the development plan requires. Also enclosed is how we would like to orient the house.

You will probably see a sign posted next Wednesday, March 19<sup>th</sup> requesting a variance on that lot. We just wanted to let you know what it was all about. If you have any questions you can call us at 529-4139.

Thanks,

-Roxanne and Ken Garove

-Future 18 Flintlock Court Neighbors

RECEIVED  
MARCH 19 1997  
2

RECEIVED

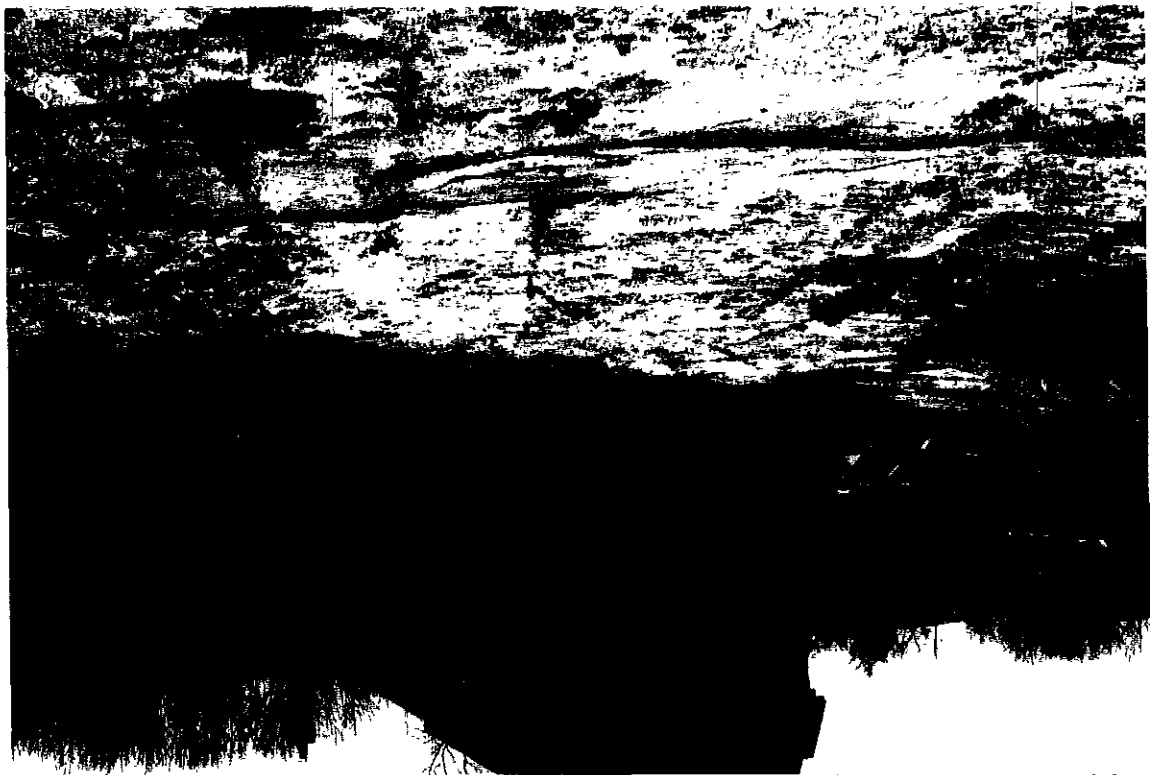
Petitioner's  
Exhibit 3

④ photos

97-368-A

RECEIVED  
JUN 11 1997







# Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

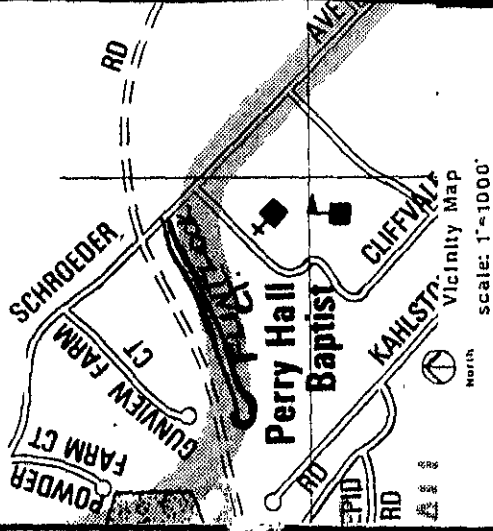
PROPERTY ADDRESS: 18 Flintlock Court

Subdivision name: Gunnview 2

plat book # 67, folio # 152, lot # 9, section # 9

OWNER: Perry Hall Baptist Church 18.9'

97-360-A



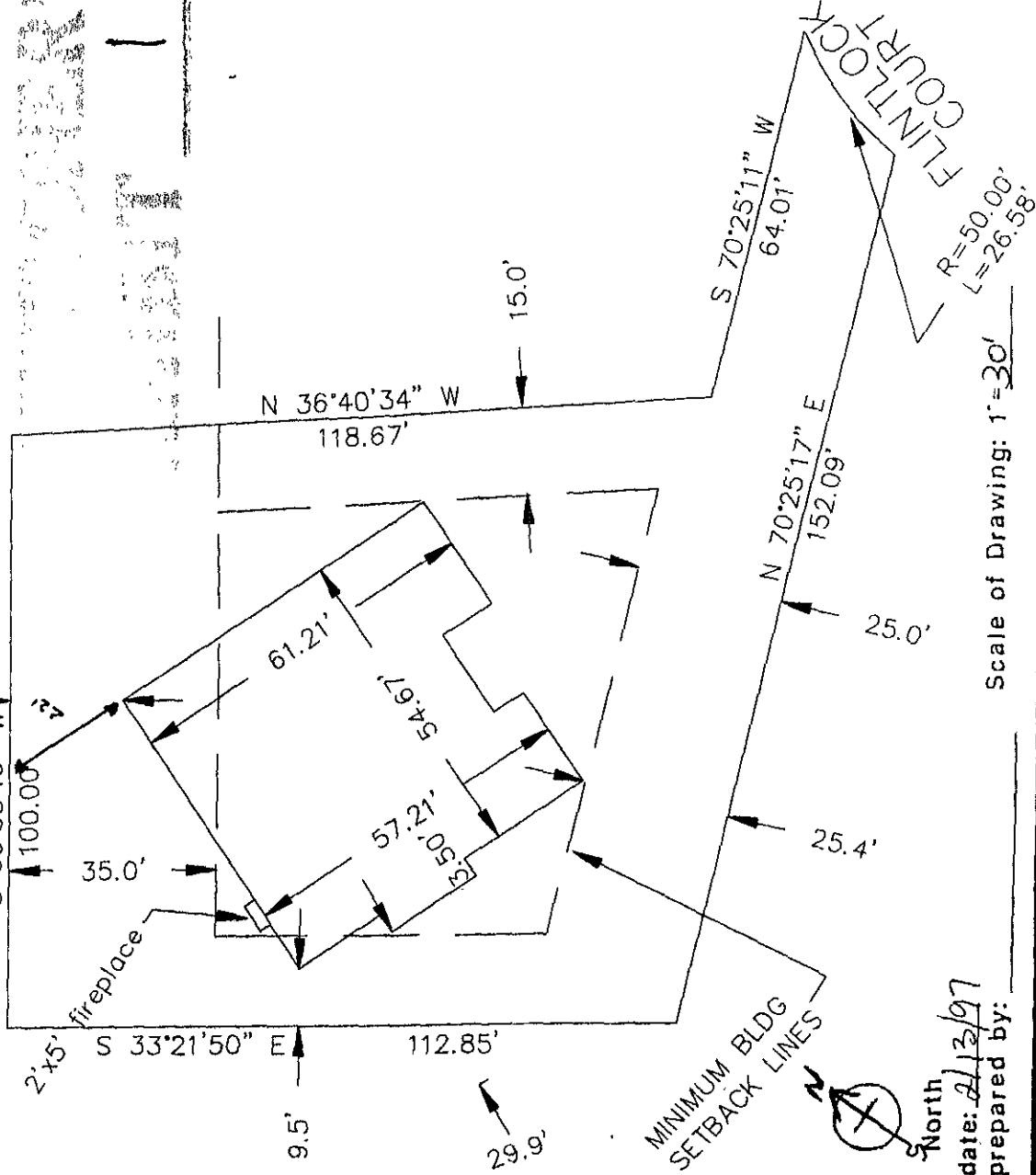
## LOCATION INFORMATION

Election District: 11th  
 Councilmanic District: 5th  
 1"=200' scale map #: NE 12 H  
 Zoning: DR 2  
 Lot size: 0.32 acreage 14,083 square feet

Public ☒ Private ☐  
 Sewer: ☒ Water: ☒  
 Chesapeake Bay Critical Area: ☐ Yes ☒ No  
 Prior Zoning Hearings: None

## Zoning Office USE ONLY!

reviewed by: QW ITEM #: 360 CASE#:



North

date: 2/13/97  
 prepared by: QW

Scale of Drawing: 1"=30'

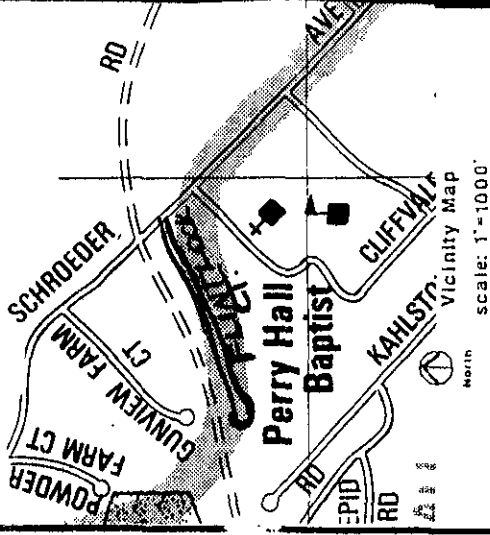
# Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

PROPERTY ADDRESS: 18 Flintlock Court see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Gunnview 2

plat book # 67, folio # 150, lot # 9, section # 9

OWNER: Perry Hall Baptist Church 18.9'



## LOCATION INFORMATION

Election District: 11th  
Councilmanic District: 5th

1"=200 scale map#:

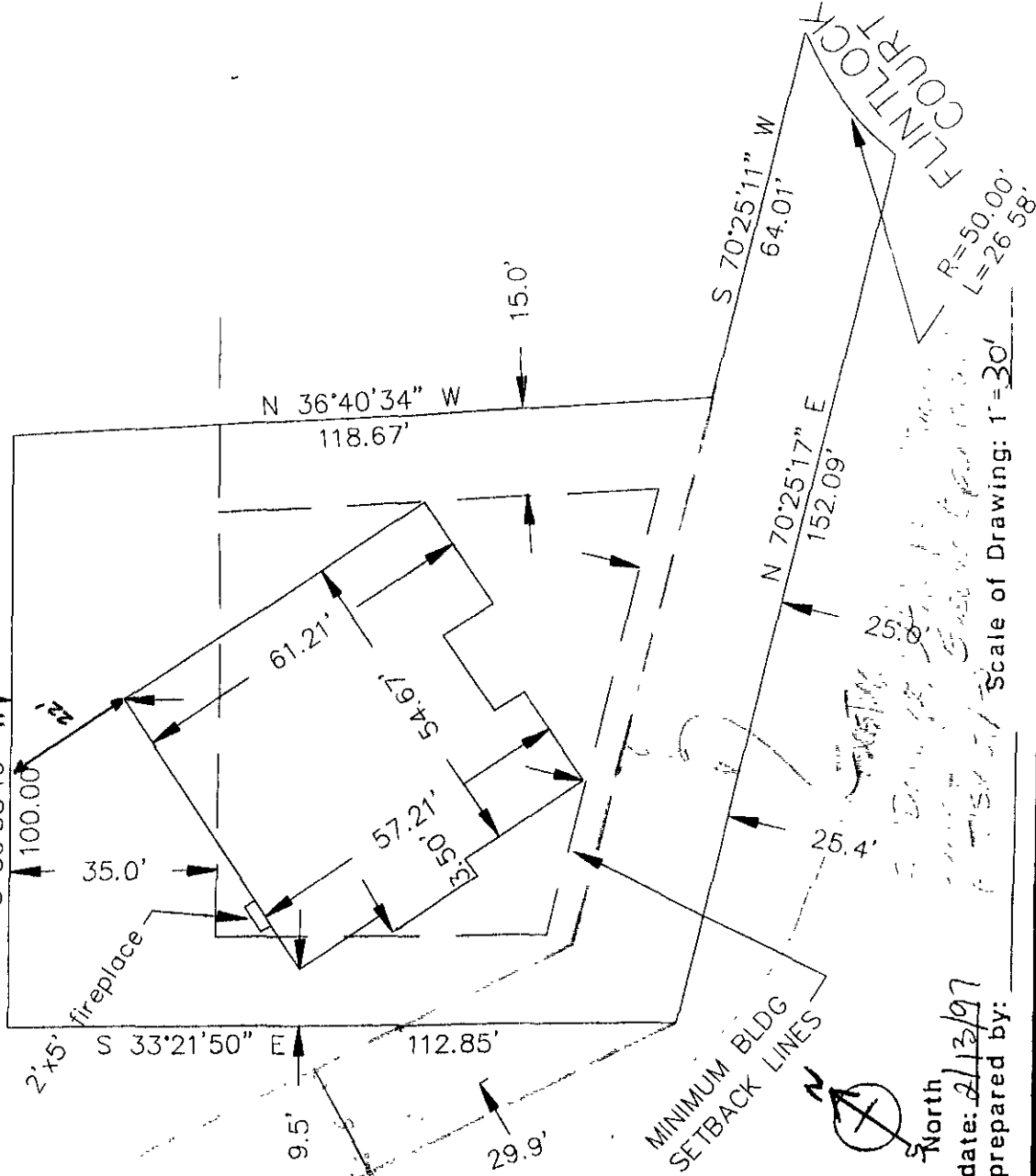
Zoning: DR 2

Lot size: 0.32 acreage 14,083 square feet

SEWER: ☒ public ☐ private  
WATER: ☒ public ☐ private  
Chesapeake Bay Critical Area: ☐ Yes ☒ No  
Prior Zoning Hearings: None

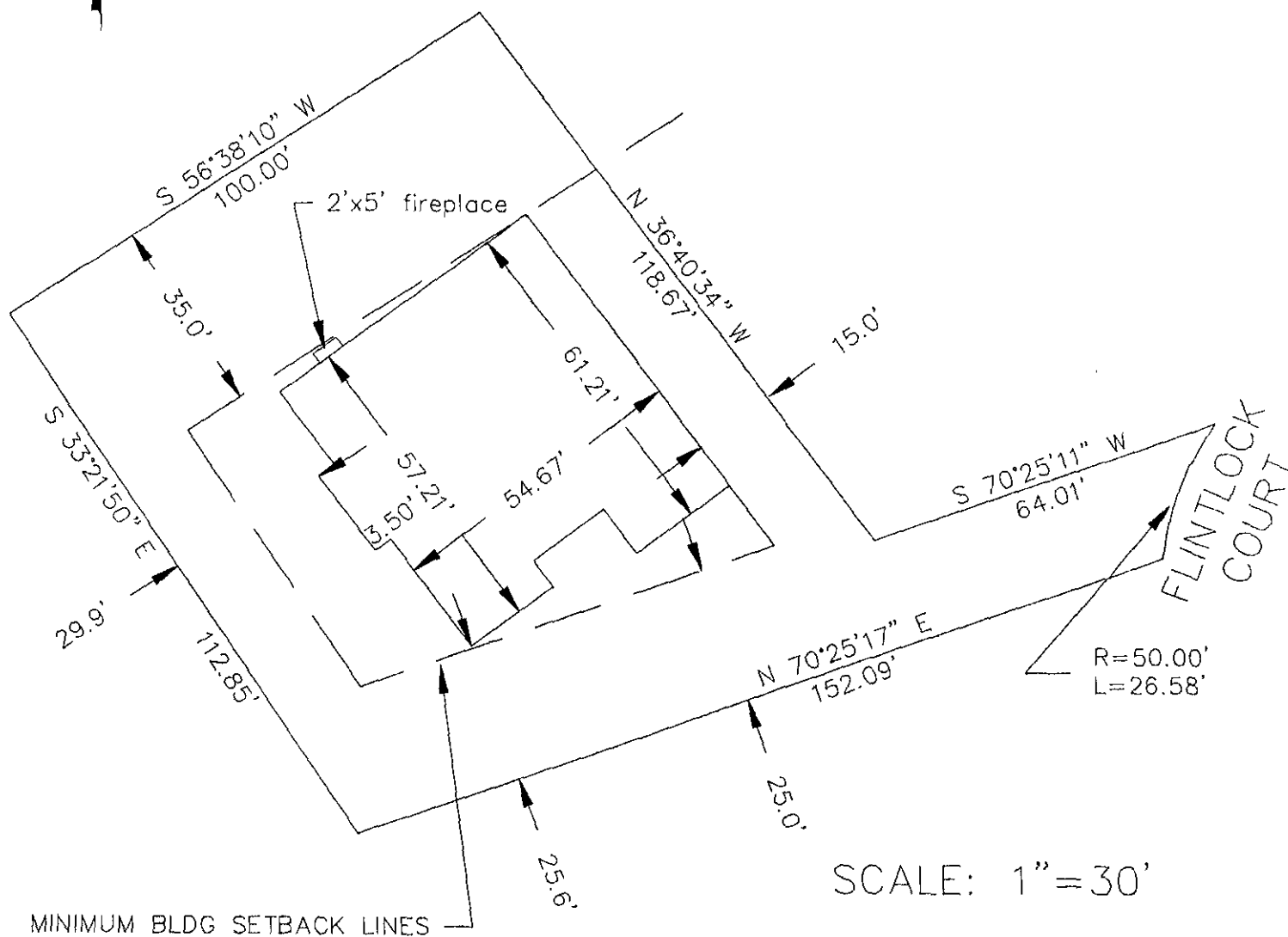
## Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 360 CASE#:



North  
date: 2/13/97  
prepared by: [Signature]

PLOT PLAN TO  
ACCOMPANY A BUILDING  
PERMIT  
LOT 9  
GUNVIEW II  
PLAT REFERENCE: 67/150



ORIGINAL

4/17/98

Ref 98-360-A

Balto County Zoning Dept

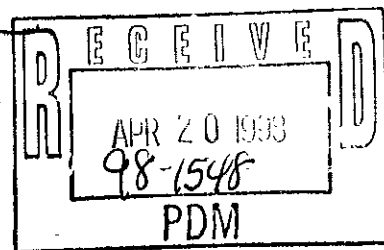
111 W Chesapeake Ave

Towson, Md 21204

Fite 98-360 A

4/21/98

WLF - please  
note last TP



Dear Sir:

My husband, J E Ringsdorf, Jr & I reside at 117 Bentley Rd, Parkton, Md 21120. We live next door to the Proctors at 201 Bentley Rd. We are the only people directly affected by the variance request. We were not notified by our neighbors, we just saw the sign.

We have worked out a "gentleman's agreement" w/ Jim & Eva Proctor (the owners of 201 Bentley Rd) but when I went next door today to advise I was writing this letter to you I discovered their son does want to change the agreement. He wants a window on the side closest to us. I suggested a skylight as a compromise.

We have asked for only 2 things for which we would not protest the Zoning Variance.

- 1) no side window of any kind on the addition side wall that is closest to our property line. Sklts OK

(Skylight OK, no other windows, doors, opening on other side)

- 2) The heat pump, A/C or power unit cannot be moved any closer to the property line (to us) than it is now. (or any equipment)

With these 2 aforementioned exceptions, we would not object to the ~~Zoning Variance~~ Request of 98-360-A.

Thank you for your consideration,  
Mrs John E. Bergdorf; Is  
117 Bentley Rd  
Parkton Md 21120

cc Jim & Eva Proctor

P.S. Please advise us in writing of the zoning outcome.

RE: PETITION FOR VARIANCE	*	BEFORE THE
18 Flintlock Court, N/S Flintlock Court,		
660'+ W from Schroeder Avenue	*	ZONING COMMISSIONER
11th Election District, 5th Councilmanic		
Legal Owner(s): Perry Hall Baptist Church	*	OF BALTIMORE COUNTY
Inc. and Robert P. Meistering		
Contract Purchaser: Mary Roxanne Grelli	*	CASE NO. 97-360-A
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

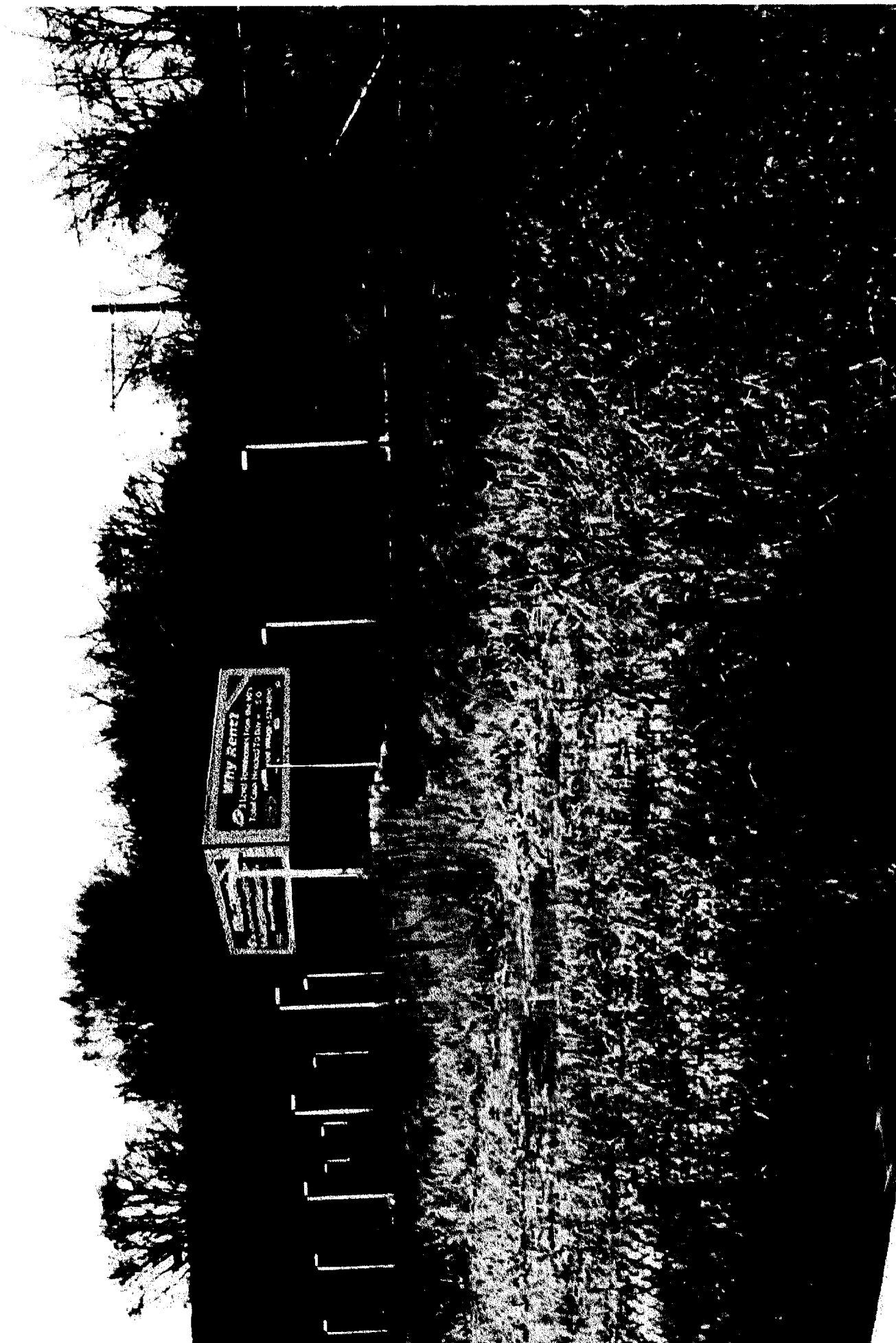
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28<sup>th</sup> day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert Carney, Esq., 4111 E. Joppa Road, Suite 201, Baltimore, MD 21236, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



# from the Northwest Corner of er Dam Road and Warren Road



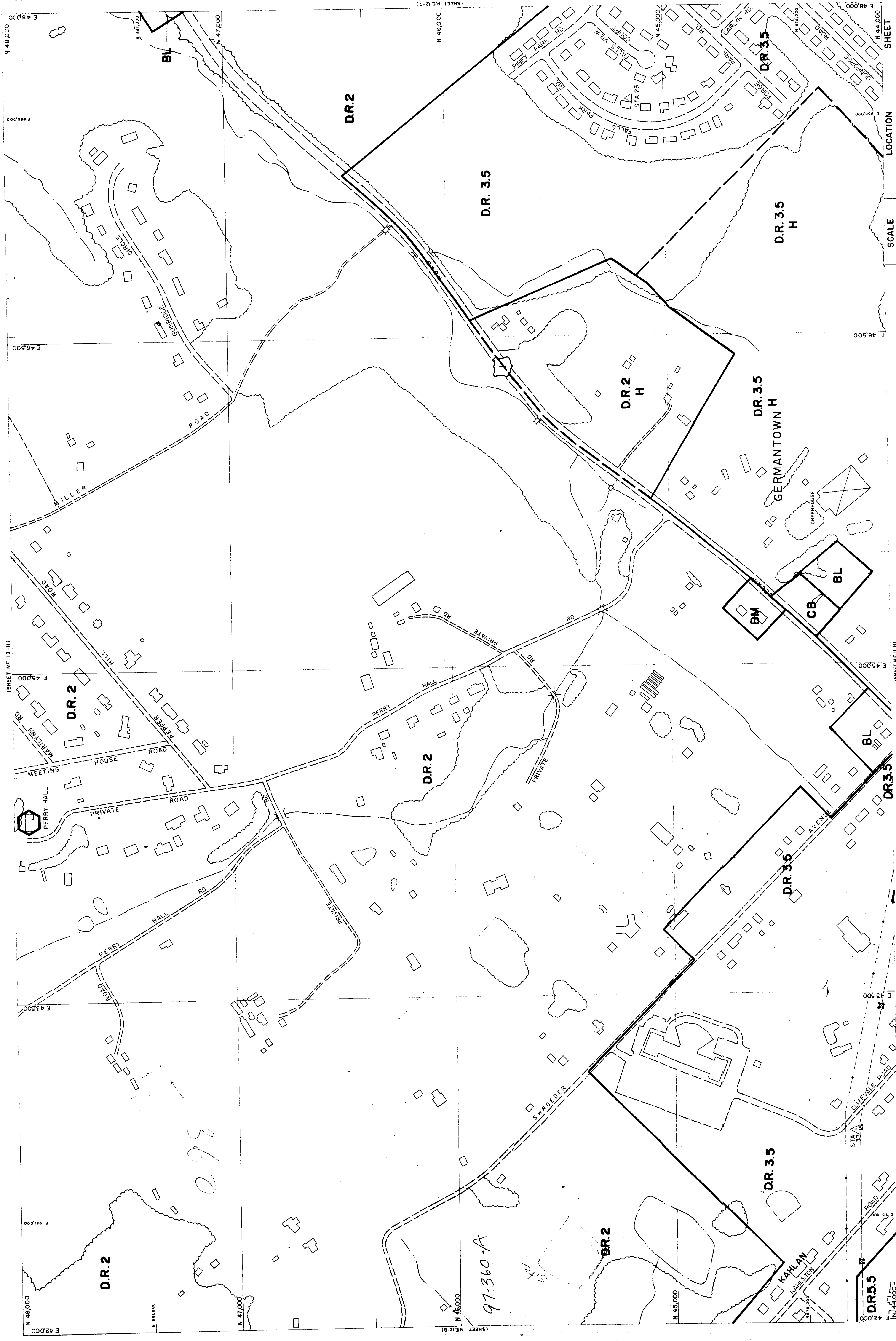


**Why Rent?**  
3 bed townhome from the PG  
Total Cash Needed to Buy = \$0  
PG Homeowner's 1st-400

**Why Rent?**  
3 bed townhome from the PG  
Total Cash Needed to Buy = \$0  
PG Homeowner's 1st-400

PG Homeowner's 1st-400





1" = 200' ±	GERMANTOWN	NE. 12-H
DATE OF PHOTOGRAPHY JANUARY 1986		

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
ON 11/13/96  
Bill No. 123-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

*Kevin Kavanagh*  
BALTIMORE COUNTY COMMISSIONER

Q-SW Q-SE